

PDD (Planned Development District)

Fact Sheet

Purpose

To provide an orderly transition for inadequately buffered single family residential development along arterial streets from areas of commercial development.

Allowed Uses

- Institutional residential (up to 18 residents)
- Nonprofit club or lodge
- Museum, library
- Nonprofit service organization
- Adult care center (fewer than 7 adults)
- School of the arts
- Medical offices
- Professional offices
- Personal services
- On site parking



Conditional Uses

(Must contact the Planning Department for an application)

Limited Uses

- Minor utilities
- Day care center (fewer than 7 children)
- Gym/health spa/yoga studio
- Commercial parking
- Title loans/check cashing

- Hospice
- Institutional residential (more than 18 residents)
- College/university
- Place of worship
- School, private or special
- Day care center (7 or more children)
- Special event facility
- Call center
- Radio/TV station/recording studio
- Trade/vocational/business school
- Animal care (outdoor)
- Massage and tattoo

Lot Requirements

Minimum Lot Size: 30,000 square feet
Minimum Lot Frontage: 150 feet

Minimum Front Setback: 125 feet from an arterial street
(measured from street centerline) 90 feet from a collector road
55 feet from all other streets
40 feet from a service drive
(measured from property line)

Minimum Rear Setback: 40 feet
Minimum Side Setback: 20 feet